

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		EDGEHILL RD, ARLINGTON

## OWNERSHIP

Owner 1:	VALLARELLI STEVEN P			
Owner 2:				
Owner 3:				
Street 1:	34 EDGEHILL RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

## NARRATIVE DESCRIPTION

This parcel contains .132 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl u	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5760		Sq. Ft.	Site		0	70.	1.03	12									414,961						415,000	

Total AC/HA:	0.13223	Total SF/SM:	5760	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	414,961	Spl Credit	Total:	415,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

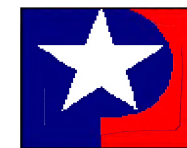
Total Card /

**Total Parcel**

**771,500**

**771,500**

**771,500**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	42037
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
2	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

### ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Meas/Inspect	372	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	267	PATRIOT
7/27/1993		EK	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5760.000	354,400	2,100	415,000	771,500
Total Card	0.132	354,400	2,100	415,000	771,500
Total Parcel	0.132	354,400	2,100	415,000	771,500
Source: Market Adj Cost	Total Value per SQ unit /Card:			353.25	/Parcel: 353.25

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,400	2100	5,760.	415,000	771,500		Year end	12/23/2021
2021	101	FV	343,200	2100	5,760.	415,000	760,300		Year End Roll	12/10/2020
2020	101	FV	343,200	2100	5,760.	415,000	760,300	760,300	Year End Roll	12/18/2019
2019	101	FV	271,600	2100	5,760.	385,300	659,000	659,000	Year End Roll	1/3/2019
2018	101	FV	271,600	2100	5,760.	385,300	659,000	659,000	Year End Roll	12/20/2017
2017	101	FV	271,600	2100	5,760.	337,900	611,600	611,600	Year End Roll	1/3/2017
2016	101	FV	271,600	2100	5,760.	308,300	582,000	582,000	Year End	1/4/2016
2015	101	FV	264,800	2100	5,760.	272,700	539,600	539,600	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

